



PLANNING AND ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	05-14-13	AGENDA REQUEST NO:	VII-A
INITIATED BY:	RUTH LOHMER, AICP PRINCIPAL PLANNER <i>RL</i>	RESPONSIBLE DEPARTMENT:	PLANNING & CODE SERVICES
PRESENTED BY:	RUTH LOHMER, AICP PRINCIPAL PLANNER	DIRECTOR:	N/A
		ADDITIONAL APPROVAL(S):	N/A
SUBJECT / PROCEEDING:	OVERVIEW OF PROPOSED PERMANENT ZONING OF APPROXIMATELY 35 ACRES FROM INTERIM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1-I) TO PLANNED DEVELOPMENT (PD) DISTRICT (GENERAL DEVELOPMENT PLAN) TELFAIR WEST COMMERCIAL DISTRICT FOR COMMERCIAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF US 59 AND UNIVERSITY BOULEVARD WORKSHOP		
EXHIBITS:	VICINITY MAP, PROPOSED GENERAL DEVELOPMENT PLAN (WITH EXHIBITS)		
CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING & CODE SERVICES:	DOUGLAS SCHOMBURG, AICP <i>DS</i>
RECOMMENDED ACTION			
Receive presentation and provide feedback to applicant and staff as appropriate.			
EXECUTIVE SUMMARY			
<p>This item is a workshop to receive feedback from the Planning and Zoning Commission on the proposed Telfair West Commercial District General Development Plan. The property is approximately 35 acres and is located at the northwest corner of US 59 and University Boulevard. The property is also located across Addison Avenue from the Telfair West Business District Final Development Plan, which the Commission recently reviewed.</p> <p>Some initial points for the Commission to consider are as follows:</p> <ul style="list-style-type: none">Newland owns 30.7 acres of the property included in the PD and the remaining 5 acres is owned by the State of Texas General Land Office. Since Newland cannot request rezoning for property they do not own, the City is initiating the rezoning for the GLO-owned property. This will enable a cohesive PD to be placed on both properties so that if the GLO property is developed in the future, it will already have an appropriate General Development Plan in place. Any new owner would still be responsible for making an application for a Final Development prior to development.			

- The General Development Plan regulations are based on the General Business (B-2) zoning district, and are generally consistent with B-2 regulations.
- The existing levee along Telfair Avenue will become a landscape berm and will be maintained at its current height, consistent with the Telfair West Business District. The applicant has provided the height of the levee in multiple locations along the northern boundary of the PD.
- The General Development Plan does not address the use of retaining walls for the removal of the south side of the levee/berm. It would be appropriate to include similar language as was included in the Telfair West Business District with respect to retaining walls (i.e. not located within side yard landscape buffers, similar architecture/materials as attendant buildings).
- The General Development Plan requires shade trees in the “front yard landscape buffer for each 30 feet of lot width.” Since the sites may not have their “fronts” facing a specific street, it would be more appropriate to specify that these trees are required on any street frontage, not just in the “front” yard. Additionally, the Plan does not specifically require trees along US 59; for consistency with the Telfair West Business District, a requirement of shade one tree for every 50 feet should be added.
- A 10-foot sidepath is shown on the east side of Addison Avenue. Originally staff recommended the sidepath be provided on the west side of Addison Avenue in the Telfair West Business District. However, the applicant requested the ability to place the sidepath on the east side instead. Staff concurred with the request, and therefore the sidepath is shown within this General Development.
- The building setback for Telfair Avenue should be increased to 70 feet, to accommodate the existing levee/berm. This would be consistent with the setback established in the Telfair West Business District for Telfair Avenue.
- The applicant has proposed to include SIC 5511 New and Used Car Dealers in the General Development Plan. This use is permitted only with a Conditional Use Permit in the General Business (B-2) and Restricted Industrial (M-1) primary zoning districts. Several conditions are included for the use, and additional conditions could be placed on the use through the Final Development Plan. The Commission should consider whether this is an appropriate use for this location.

CC: Alan Bauer, abauer@newlandco.com; Stan Winter, stan.winter@tbg-inc.com; Peter Boecher, Peter.Boecher@tbg-inc.com,

Planning Case No.: 12 21000002
Document No.: P0016124

EXHIBITS

Vicinity Map:

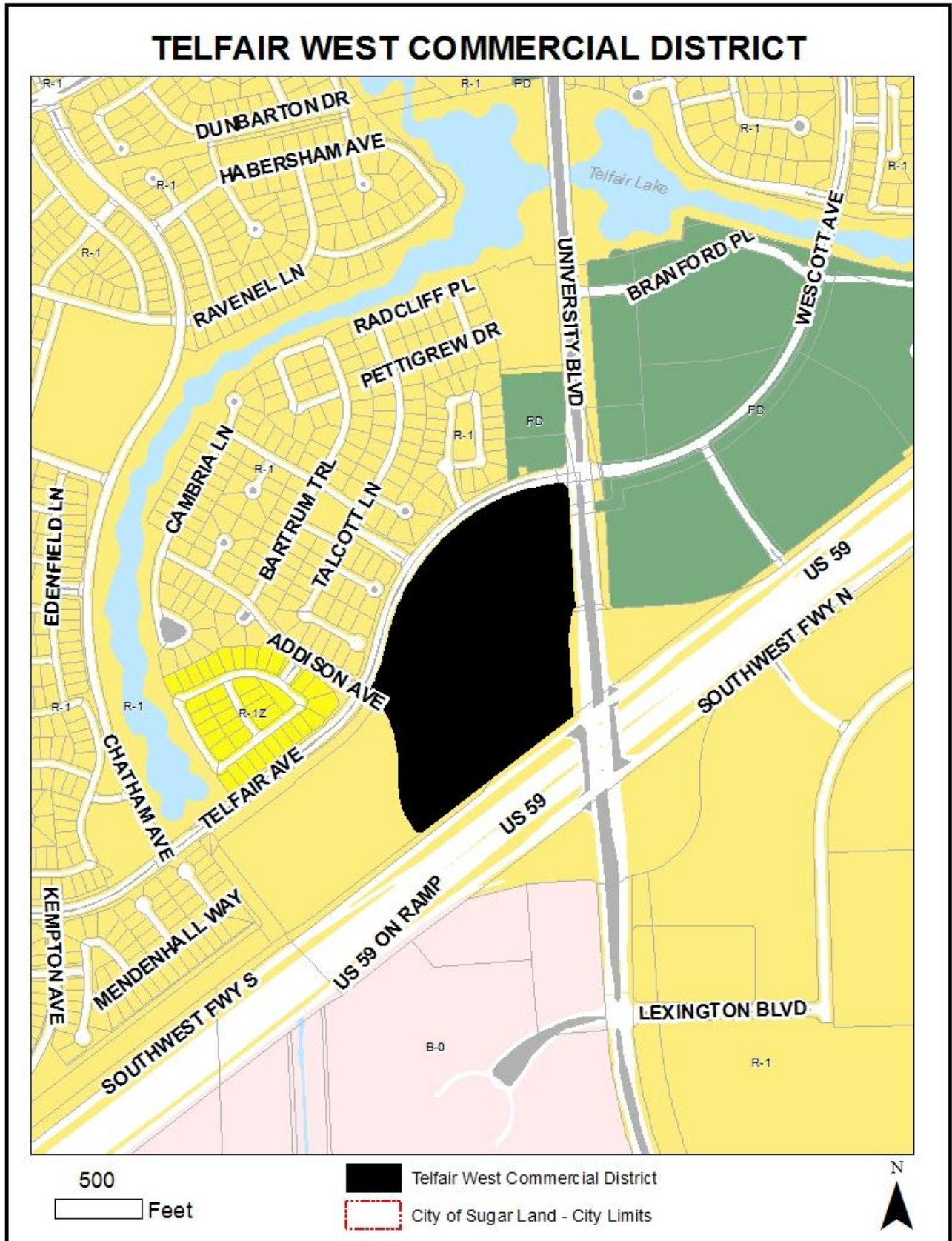


EXHIBIT B
GENERAL DEVELOPMENT PLAN
Telfair West Commercial District

A. Contents. This general development plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations
- Landscape Regulations
- Pedestrian Circulation Regulations
- Freestanding Signs
- Building Regulations

B. General Provisions, Definitions, and Exhibits.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-2 (General Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-2 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.

2. Except as otherwise provided herein, the words used in this final development plan have the meaning established by the Development Code. In this ordinance:

Offset means either an abrupt change in the dimension or profile of a building wall, or a horizontal ledge on the face of a wall formed by the diminution of its thickness above.

Open Space means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas (outside of publicly accessible plazas), or other impermeable material.

PD means the planned development district created by this ordinance.

Pavers mean colored interlocking bricks, tiles, stones, blocks, or concrete units.

Retail means a commercial establishment engaged in the selling of goods and merchandise to the general public and rendering services incidental to the sale of such goods.

3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this General Development Plan:

Exhibit B-1a/b:	<i>General Site Layout Plan (Options A and B)</i>
Exhibit B-2:	<i>Permitted Uses</i>
Exhibit B-3:	<i>Bulk Plane Diagram</i>
Exhibit B-4:	<i>Plant List</i>
Exhibit B-5a/b:	<i>Pedestrian Circulation Plan (Options A and B)</i>
Exhibit B-6:	<i>Signage Location Plan</i>

C. Land Uses.

1. Permitted land uses are listed in [Exhibit B-2, Permitted Uses](#). All other land uses are prohibited.
2. Certain land uses are permitted when developed under specified conditions as established in the Notes section of [Exhibit B-2, Permitted Uses](#).
3. A new and used car dealer (SIC #5511) shall be subject to all specified conditions per Note #4 in Exhibit B-2, but shall not be subject to the outdoor use regulations of Section D.6 herein.

D. Development Regulations – All sites within the PD shall be developed in accordance with the following development regulations:

1. Maximum height of structures:
 - (a) 150 feet above ground level, subject to bulk plane per 1.(b).
 - (b) Any portion of a non-residential building within 500 feet of a residential lot line shall not extend beyond the bulk plane formed by a property line setback of 2 linear feet per 1 foot in height over 24 feet. (See [Exhibit B-3, Bulk Plane Diagram](#))
2. Building size: No individual retail use shall have a floor area greater than 40,000 square feet.
3. Minimum building setbacks:

(a) Abutting U.S. Highway 59:	50 feet
(b) Abutting University Boulevard:	40 feet
(c) Abutting Telfair Ave.	35 feet
(d) Abutting all other public street lot lines:	15 feet
(e) Abutting internal access easements:	10 feet, as measured from the nearest edge of the internal access easement
(f) Other side and rear yards:	None required if adjoining another building, 5 foot minimum if not adjoining
4. Minimum parking lot setbacks:

(a) U.S. Highway 59 lot lines:	50 feet
(b) University Boulevard lot lines:	40 feet
(c) Abutting Telfair Ave.	35 feet
(d) All other public street lot lines:	15 feet
(e) Abutting internal access easements:	10 feet
(f) All other property lines:	6 feet
5. Paving:
 - (a) All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
 - (b) All driveways and access easements within individual building parcels may be paved with a concrete surface or interlocking pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.

6. Outside Use: Merchandise may be displayed or stored outside the building on the same premises if the merchandise:
 - (a) Is not located on public property or within a required building setback, parking lot setback, parking space or drive aisle;
 - (b) Is delineated within a specific area shown on the Final Development Plan;
 - (c) Is owned by the owner or lessee of the building; and
 - (d) Occupies a contiguous area less than 10% of the ground floor area of the attendant building or tenant space, but no greater than 5,000 square feet. The 10% maximum size restriction does not apply to landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area.
 - (e) Merchandise area must be integrated into the architecture of the building and/or must be screened from street view with architectural materials that match the main building.
7. Bicycle Parking: Off-street parking for bicycles shall be provided within 50 feet of each building entrance and shall include racks or other structures intended for parking bicycles.

E. Landscape Regulations – All sites within the PD shall be developed in accordance with the following landscape regulations:

1. Minimum widths for landscape buffers, continuous along:

(a) U.S. Highway 59:	50 feet
(b) University Boulevard:	40 feet
(c) Telfair Avenue	35 feet
(d) Other public streets:	15 feet
(e) Internal access easements:	10 feet
(f) All other property lines:	6 feet
2. Landscape buffers may include vehicular driveways, perpendicular to the length of the buffer, and pedestrian walkways. Buffers may also be used for future transit stops.
3. Former levee along Telfair Avenue:
 - (a) Levee shall be incorporated into the required landscape buffer as a landscape berm. The berm shall be equal in height to the existing levee, which tapers down in height from approximately 6 feet at Addison Avenue to 0 feet near University Boulevard. Side slopes of the levee may be re-graded to form the berm, but street-facing slopes shall be no greater than 30%.
 - (b) The landscape berm shall taper down at least 35 feet from Addison Avenue and from either side of a vehicular access point in order to permit adequate visibility at the street or driveway intersection.
 - (c) A 25% screen shall be required along the length of the berm. Screening shall be provided by shrubs, trees or a combination thereof that meet the height requirements of Section 3-11, Design Planting and Criteria, of the Development Code.
4. Minimum 15% open space of lot area, inclusive of landscape buffers.
5. Plant species used to satisfy the requirements of the PD shall be those listed on [Exhibit B-4, Plant List](#).

6. Shade trees:

- (a) Each premise shall have one shade tree located in the front yard landscape buffer for each 30 feet of lot width, or portion thereof, measured along the front lot line.
- (b) Required trees may be clustered or spaced linearly; they need not be placed evenly.
- (c) Trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.

F. Pedestrian Circulation Regulations – All sites within the PD shall be developed in accordance with the following pedestrian circulation regulations:

1. Sidepaths, sidewalks, and pedestrian walkways shall be provided in accordance with [Exhibit B-5a/b, Pedestrian Circulation Plan \(Options A and B\)](#).
2. A continuous sidepath with a minimum 10-foot width shall be required along University Boulevard and Addison Avenue.
3. Sidewalks:
 - (a) Continuous sidewalks with a minimum 6-foot width required along public roadways, other than University Boulevard, and internal access easements.
 - (b) Pedestrian access easements shall be provided along U.S. Highway 59 for possible future sidewalks. Attendant temporary construction easements may also be required.
4. Pedestrian walkways:
 - (a) Pedestrian walkways required in this section shall meet the following criteria:
 - (i) Minimum 6-foot width;
 - (ii) Readily visible and free of encroachment by parked vehicles;
 - (iii) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
 - (iv) Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies; and
 - (v) Lighted with pedestrian-scaled fixtures.
 - (b) A pedestrian walkway shall be provided to connect the primary building entrance to the public street sidewalk. Pedestrian amenities, to be specified in the Final Development Plan, shall be provided at the intersection of the walkway with the sidewalk.
 - (c) A pedestrian walkway shall be provided to connect a building entrance to adjacent retail use.
 - (d) For non-residential uses with parking located between the street and the building, at least one walkway shall be provided to and through its associated parking area to connect a building entrance to a public street sidewalk.
5. Public Plazas, as shown on Exhibit B-5a/b:
 - (a) At least two plazas shall be provided, one along Telfair Avenue and one along University Boulevard.
 - (b) Each plaza shall have a minimum of 500 square feet.
 - (c) Each plaza shall include a decorative paving pattern.
 - (d) Each plaza shall include at least 2 benches, 2 shade trees and 4 bicycle parking spaces.

G. Freestanding Signs.

1. Fronting on U.S. Highway 59:
 - (a) Maximum effective area: 150 square feet
 - (b) Maximum height: 12 feet
 - (c) Number per feet of frontage: 1 per 250 feet
2. Minimum spacing:
 - (a) Freestanding sign must not be located within 250 feet of another freestanding sign.
 - (b) Freestanding signs shall be located in accordance with [Exhibit B-6, Signage Location Plan](#).
3. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.
4. Exterior finishes for freestanding signs shall be established in Final Development Plans.
5. Additional regulations on freestanding signs within the Development Code, Section 4-24 (d) through (h), remain applicable.

H. Building Regulations – Buildings within the PD shall be developed in accordance with the following building regulations:

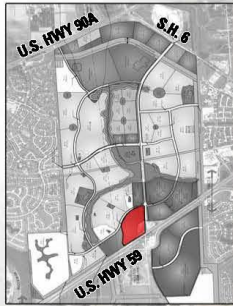
1. Buildings shall be designed in accordance with the following criteria:
 - (a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and
 - (b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
 - (c) Facades greater than 100 feet in length that face public streets shall incorporate offsets having a minimum depth of at least 5 feet, and extending at least 20% of the length of the façade.
 - (d) No uninterrupted length of a street-facing façade shall exceed 100 feet.
2. Building finishes:
 - (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), textured concrete panels, stucco and glass.
 - (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding.
 - (c) Primary Finishes shall comprise at least 70% of each façade. The remaining portion of an exterior wall that is not required to be constructed of a Primary Finish must be constructed of a Secondary Finish.
 - (d) No single Primary Finish material shall cover more than 80% of the front of the building.
 - (e) The Director may approve alternative Primary or Secondary Finishes not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.

- (f) The following materials shall not be used for a Primary or Secondary Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (ii) Unfired or underfired clay, sand, or shale brick.
 - (iii) Smooth or untextured concrete surfaces.
 - (iv) Exterior Insulated Finish Systems (E.I.F.S.).

3. Building features:

- (a) Canopies shall be provided at all street-facing building entrances intended for pedestrians. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
 - (b) Any street-facing façade (front or side street) of a retail building within 50 feet of public street right-of-way shall be at least 25% transparent in order to permit visibility between building occupants and outdoor pedestrians and motor vehicle drivers.
 - (c) Ground floor facades for multi-tenant retail buildings that face public streets shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
4. All facades of an individual building and the facades of multiple buildings within a single development shall be of complementary architectural design, color and materials where facing or siding to a public street, internal access easement or pedestrian walkway.
5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.

- ↔ Vehicular Access
- L.B. Landscape Buffer
- B.L. Building Line
- Existing Levee Height (Approx.)
at 200' Spacing



Vicinity Map

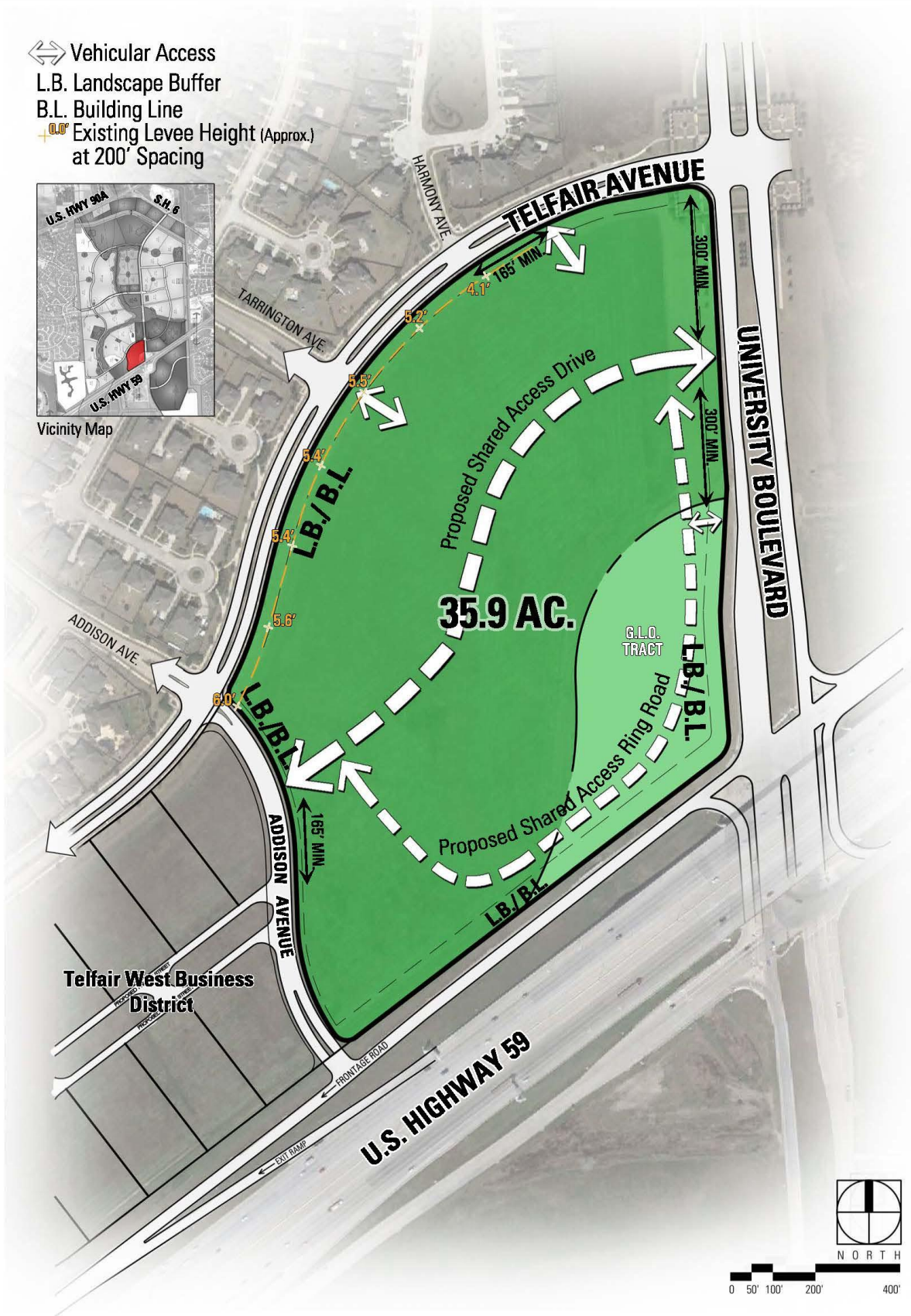
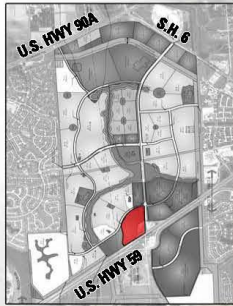


Exhibit B-1a: General Site Layout (Option A)

Telfair West Commercial District



- ↔ Vehicular Access
- L.B. Landscape Buffer
- B.L. Building Line
- 0.0' Existing Levee Height (Approx.) at 200' Spacing



Vicinity Map

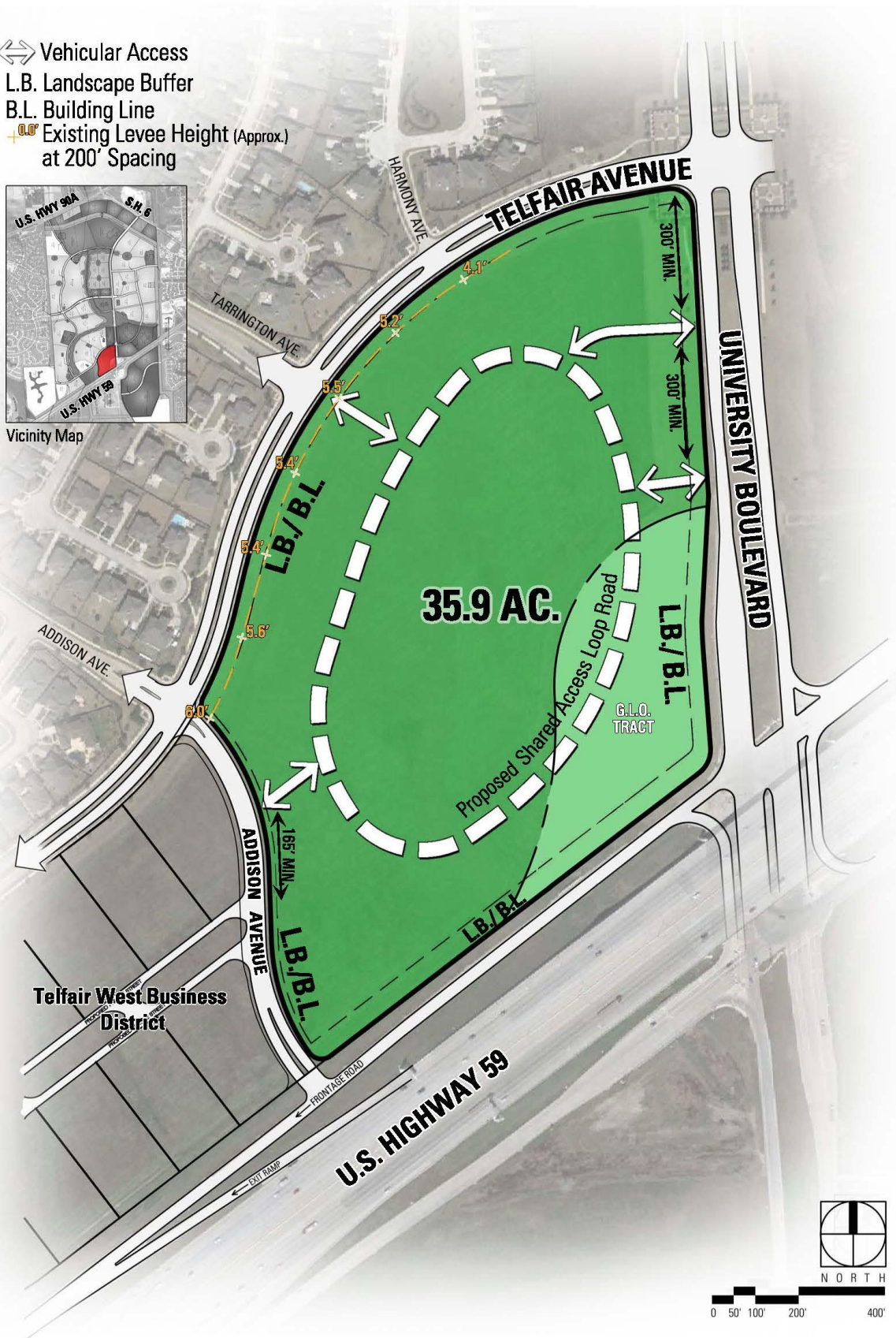


Exhibit B-1b: General Site Layout (Option B)

Telfair West Commercial District



EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE
Office of Veterinarians (small animals only, no surgery, no overnight boarding, no livestock, no outdoor runs)	742
United States Postal Service	4311
<u>TRANSPORTATION SERVICES & COMMUNICATIONS:</u>	
Travel Agencies	4724
Radiotelephone Communications	4812
Telephone Communications, Except Radiotelephone	4813
Telegraph and other Message Communications	4822
Cable and Other Pay Television Services	4841
Miscellaneous Communications Service (except equipment repair or bucket trucks on site)	4899
<u>RETAIL TRADE:</u>	
Paint, Glass and Wallpaper Stores	5231
Hardware Stores	5251
Retail Nurseries and Garden Stores	5261
Department Stores	5311
Variety Stores	5331
Miscellaneous General Merchandise, only as follows:	5399
Catalog Showrooms, General Merchandise; Except Catalog	
Country General Stores – Retail	
General Merchandise Stores – Retail	
General Stores - Retail	
Grocery Stores	5411
Meat and Fish (Seafood) Markets	5421
Fruit and Vegetable Markets	5431
Candy, Nut and Confectionery Stores	5441
Dairy Products Stores	5451
Retail Bakeries	5461
Miscellaneous Food Stores (includes farmers' market-type stores)	5499
New and Used Car Dealers	5511
Auto Parts and Accessory Sales (no auto repair)	5531
Men's and Boy's Clothing Stores	5611
Women's Clothing Stores	5621
Women's Accessory & Specialty Stores	5632
Children's and Infants' Wear Stores	5641
Family Clothing Stores	5651
Shoe Stores	5661
Misc. Apparel & Accessory Stores	5699

EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE
Furniture and Home Furnishings Stores	5712-5719
Household Appliance Store	5722
Radio, Television, Computer & Musical Instrument Stores	5731-5736
Eating and Drinking Places	5812-5813
Drug Stores and Proprietary Stores (with or without drive-thru)	5912
Wine and Liquor Stores	5921
Used Merchandise Stores, only as follows:	5932
Antique Stores – Retail	
Book Stores, Secondhand – Retail	
Building Materials, Used – Retail	
Furniture Stores, Secondhand – Retail	
Furniture, Antique – Retail	
Glassware, Antique – Retail	
Home Furnishings, Antique – Retail	
Manuscripts, Rare – Retail	
Musical Instrument Stores, Secondhand – Retail	
Objects of Art, Antique – Retail	
Phonograph and Phonograph Record Stores, Secondhand – Retail	
Sporting Goods Stores and Bicycle Shops	5941
Book Stores	5942
Card and Stationery Stores	5943
Jewelry Stores	5944
Craft, Hobby, Toy and Game Shops	5945
Camera and Photographic Supply Stores	5946
Gift, Novelty and Souvenir Shops	5947
Luggage and Leather Goods	5948
Sewing, Needlework, and Piece Goods Stores	5949
Catalog and Mail-Order Houses	5961
Direct Selling Establishments	5963
Florists	5992
Tobacco Stores and Stands	5993
News Dealers and Newsstands	5994
Optical Goods Stores	5995
Miscellaneous Retail Stores (not elsewhere classified), only as follows:	5999
Architectural Supplies	
Art Dealers	
Artificial Flowers	
Artists' Supply and material Stores	
Autograph and Philatelist Supply Stores	
Baby Carriages	

EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE
Banner Shops	
Cake Decorating Supplies	
Candle Shops	
Coin Shops (except mail-order)	
Cosmetics Stores	
Electric Razor Shops	
Flag Shops	
Gem Stones (rough)	
Hearing Aids	
Orthopedic and Artificial Limb Stores	
Pet Food Stores	
Pet Shops (no outdoor runs allowed)	
Picture Frames (ready-made)	
Police Supply Stores	
Religious Goods Stores (other than books)	
Rock and Stone Specimens	
Rubber Stamp Stores	
Stamps, Philatelist (except mail-order)	
Stones, Crystalline (rough)	
Telephone Stores	
Telescopes	
Trophy Shops	
Typewriter Stores	
<u>FINANCE, INSURANCE, AND REAL ESTATE:</u>	
Commercial Banks	6021-6029
Savings Institutions	6035-6036
Credit Unions	6061-6062
Foreign Bank and Branches and Agencies	6081-6082
Functions Related to Depository Banking	6091-6099
Federal and Federal-Sponsored Credit	6111
Personal Credit Institutions	6141
Business Credit Institutions	6153-6159
Mortgage Bankers and Brokers	6162-6163
Security and Commodity Brokers	6211-6289
Insurance Carriers	6311-6399
Insurance Agents, Brokers and Service	6411
Operators of Non-residential Buildings	6512
Operators of Apartment Buildings (off-site management only)	6513
Operators of Dwellings other than Apartment Buildings	6514

EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE	
Real Estate Agents and Managers	6531	
Title Abstract Offices	6541	
Land Subdividers and Developers (except cemetery)	6712	
Offices of Bank Holding Companies	6719	
Offices of Holding Companies (not elsewhere classified)	6722	
Management Investment Offices, Open-End	6726	
Unit Investment Trusts and Face-Amount Certificate Offices	6732	
Educational, Religious, and Charitable Trusts	6733	
Trusts, except Educational, Religious, and Charitable	6792	
Oil Royalty Traders	6794	
Patent Owners and Lessors	6799	
<u>SERVICES:</u>		
Hotels	7011	see note 1
Garment Pressing, and Agents for Laundries and Dry Cleaners - (Pressing and Pickup-Drop off Only)	7212	see note 2
Photographic Studios, Portraits	7221	
Beauty Shop	7231	
Barber Shop	7241	
Shoe Repair Shop and Shoeshine Parlors	7251	
Tax Return Preparation Services	7291	
Miscellaneous Personal Services (not elsewhere classified), only as follows:	7299	
Babysitting Bureaus		
Bartering Services for Individuals		
Birth Certificate Agencies		
Car Title and Tag Service		
Clothing Rental, except Industrial Launderers and Linen Supply		
College Clearinghouses		
Computer Photography or Portraits		
Consumer Buying Service		
Costume Rental		
Dating Service		
Debt Counseling or Adjustment Service to Individuals		
Depilatory Salons		
Diet Workshops		
Hair Removal (electrolysis)		
Marriage Bureaus		
Porter Service		
Quilting for Individuals		

EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE
Scalp Treatment Service	
Shopping Service for Individuals	
Steam Baths	
Tanning Salons	
Tuxedo Rental	
Valet Parking	
Wardrobe Service, except Theatrical	
Wedding Chapels, Privately Operated	
Advertising Agencies	7311
Outdoor Advertising Services	7312
Radio, Television and Publishers' Representatives	7313
Advertising Services (not elsewhere classified), only as follows:	7319
Aerial Advertising	
Bus Card Advertising	
Circular Distributing Service	
Coupon Distribution	
Display Advertising (except outdoor)	
Handbill Distribution Service	
Media Buying Service	
Poster Advertising Service (except outdoor)	
Samples (distribution of)	
Shopping News Advertising and Distributing Service	
Sky Writing	
Taxicab Card Advertising	
Transit Advertising	
Credit Reporting and Collection	7322-7323
Mailing, Reproduction, Stenographic	7331-7338
Services to Buildings	7342-7349
Medical Equipment Rental and Leasing	7352
Equipment Rental and Leasing (not elsewhere classified), only as follows:	7359
Consumer Electronics, Appliances and Home & Garden Tools	
Office Machinery and Equipment	
Party Supplies including Dishes, Silverware and Tables	
Personal Supply Services	7361-7363
Computer Programming and Data Processing Services	7371-7378
Computer Related Services (not elsewhere classified), only as follows:	7379
Computer Consultants	
Data Base Developers	
Data Processing Consultants	
Disk and Diskette Conversion Services	

EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE
Disk and Diskette Recertification Services	
Requirements Analysis (computer hardware)	
Tape Recertification Service	
Miscellaneous Business Services	7381-7384
Miscellaneous Business Services (not elsewhere classified), only as follows:	7389
Agents and Brokers for Authors and Nonperforming Artists	
Apparel Pressing Service for the Trade	
Appraisers (except real estate appraisers)	
Arbitration and Conciliation Services	
Artists' Agents and Brokers (except performing artists)	
Auctioneering Service on a Commission or Fee Basis	
Authors' Agents and Brokers	
Business Brokers (buying and selling business enterprises)	
Charge Account Service (shopping plates) Collection by Individual	
Check Validation Service	
Cloth (cutting to length, bolting, or winding for textile distributors)	
Contractors' Disbursement Control	
Convention Bureaus	
Convention Decorators	
Copyright Protection Service	
Correct Time Service	
Cosmetic Kits (assembling and packaging)	
Credit Card Service (collection by individual firms)	
Decorating Services for Special Events	
Directories, Telephone (distribution on a contract or fee basis)	
Drafting Service (except temporary help)	
Drawback Service, Customs	
Embroidering of Advertising on Shirts, etc.	
Engrossing (e.g. diplomas and resolutions)	
Florists' Telegraph Service	
Folding and Refolding Service (textile and apparel)	
Fundraising on a Contract or Fee Basis	
Handwriting Analysis	
Hosiery Pairing on a Contract or Fee Basis	
Hotel Reservation Service	
Identification Engraving Service	
Inspection of Commodities (not connected with transportation)	
Interior Decorating Consulting Service (except painters and paper)	
Interior Designing Service (except painters and paper hangers)	
Inventory Computing Service	

EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE
Laminating of Photographs (coating photographs with plastics)	
Lecture Bureaus	
Lettering Service	
Map Drafting Service	
Mapmaking, Including Aerial	
Message Service (telephone answering except beeper service)	
Meter Readers (remote)	
Microfilm Recording and Developing Service	
Mounting Merchandise on Cards on a Contract or Fee Basis	
Music Distribution Systems (except coin-operated)	
Notaries Public	
Packaging and Labeling Service (not packing and crating)	
Paralegal Service	
Parcel Packing Service (packaging)	
Patent Brokers	
Photogrammetric Mapping Service (not professional engineers)	
Photographic Library Service, Still	
Photography Brokers	
Playwrights' Brokers	
Post Office Contract Stations	
Press Clipping Service	
Printed Circuitry Graphic Layout	
Process Serving Service	
Promoters of Home Shows and Flower Shows	
Radio Broadcasting Music Checkers	
Radio Transcription Service	
Recording Studios on a Contract or Fee Basis	
Restaurant Reservation Service	
Safety Inspection Service (except automotive)	
Shoe Designers	
Showcard Painting	
Speakers' Bureaus	
Styling of Fashions, Apparel, Furniture and Textiles	
Styling of Wigs for the Trade	
Switchboard Operation of Private Branch Exchanges	
Tax Collection Agencies (city, county, State or other special taxing entity)	
Tax Title Dealers (agencies for city, county or State)	
Telemarketing (Telephone Marketing) Service on a Contract or Fee Basis	
Telephone Answering (except beeper service)	
Telephone Solicitation Service on a Contract or Fee Basis	
Textile Designers	
Time-share Condominium Exchanges	
Tourist Information Bureaus	
Translation Service	
Welcoming Service	
Electrical and Electronic Repair Shops	7622-7629
Watch, Clock, and Jewelry Repair	7631
Re-upholstery and Furniture Repair	7641

EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE	
Miscellaneous Repair Shops	7692-7699	
Motion Picture Theaters (no drive-in)	7832	
Video Tape Rental	7841	
Dance Studios, Schools and Halls	7911	
Producers, Orchestras and Entertainers	7922-7929	
Bowling Centers	7933	
Physical Fitness Facilities	7991	
Membership Sports and Recreation Clubs	7997	
Amusement and Recreation Services (not elsewhere classified), only as follo	7999	
Art and Music Instruction and Studios		
Day Camps		
Gymnastics Instruction		
Handball Courts (non-membership)		
Lifeguard Service		
Martial Arts (Judo, Karate, etc.) Instruction		
Miniature Golf Courses, Operation		
Racquetball Courts (non-membership)		
Rental of Bicycles, Rowboats and Canoes		
Schools and Camps, Sports Instructional		
Scuba and Skin-Diving Instruction		
Swimming Instruction		
Swimming Pools (non-membership)		
Tennis Clubs, Indoor and Outdoor Operation (non-membership)		
Yoga Instruction and Studios		
Offices and Clinics of Medical Doctors	8011	
Offices and Clinics of Dentists	8021	
Offices of Osteopathic Physicians	8031	
Offices of Other Practitioners	8041-8049	
Nursing and Personal Care Facilities	8051-8059	
General Medical and Surgical Hospitals	8062	
Medical and Dental Laboratories	8071-8072	
Home Health Care Laboratories	8082	
Kidney Dialysis Centers	8092	
Specialty Outpatient Facilities (not elsewhere classified)	8093	
Health and Allied Services (not elsewhere classified)	8099	
Legal Services	8111	
Elementary and Secondary Schools	8211	see note 3
Colleges, Universities, Professional Schools and Junior Colleges	8221-8222	
Libraries	8231	
Vocational Schools	8243-8249	
Schools and Educational Services (not elsewhere classified), only as follows:	8299	
Art Schools (except commercial)		
Automobile Driving Instruction		
Baton Instruction		
Bible Schools (not operated by churches)		
Ceramic Schools		
Charm Schools		
Civil Service Schools		
Continuing Education Programs		

EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE
Cooking Schools	
Curriculum Development (educational)	
Diction Schools	
Drama Schools	
Finishing Schools (charm and modeling)	
Flying Instruction	
Hypnosis Schools	
Language Schools	
Modeling Schools (clothes)	
Music Schools	
Personal Development Schools	
Public Speaking Schools	
Reading Schools	
Speed Reading Courses	
Student Exchange Programs	
Survival Schools	
Tutoring	
Vocational Counseling (except rehabilitation counseling)	
Individual and Family Services	8322
Job Training and Related Services	8331
Child Day Care Services	8351 see note 3
Residential Care limited to Homes for the Aged, and Rest Homes	8361
Miscellaneous Social Services	8399
Museums and Art Galleries	8412
Botanical and Zoological Gardens	8422
Business Associations	8611
Professional Associations	8621
Labor Organizations	8631
Civic and Social Organizations	8641
Political Organizations	8651
Religious Organizations	8661
Miscellaneous Membership Organizations	8699
Engineering Services	8711
Architectural Services	8712
Surveying Services	8713
Accounting, Auditing and Bookkeeping Services	8721
Research and Testing Services	8731-8734
Management Services	8741
Management Consulting Services	8742
Public Relation Services	8743
Miscellaneous Business Consulting Services	8748
Services (not elsewhere classified), including:	8999
Actuaries (consulting)	
Advertising Copy (writers of)	
Announcers (radio and television service)	
Art Restoration	
Artificial Nucleation (cloud seeding)	
Artist's Studios (except commercial and medical)	
Authors	

EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE
Chemists (consulting)	
Christian Science lectures	
Consultants (nuclear)	
Entomologists (consulting)	
Geologists (consulting)	
Ghost Writing	
Greeting Cards (hand painting of)	
Inventors	
Lecturers	
Music Arrangers	
Newspaper Columnists	
Physicists (consulting)	
Psychologists (industrial)	
Radio Commentators	
Sculptors' Studios	
Song Writers	
Stained Glass Artists	
Weather Forecasters	
Writers	
<u>PUBLIC ADMINISTRATION:</u>	
Courts	9211
Police Protection	9221
Legal Counsel and Prosecution	9222
Fire Protection	9224
Public Order and Safety	9229
Finance, Taxation and Monetary Policy	9311
Administration of Human Resources	9411-9451
Environmental Quality and Housing	9511-9532
Administration of Economic Programs	9611-9661
<u>NON-CLASSIFIABLE ESTABLISHMENTS:</u>	
Adult Day Care	99
Corporate Offices	99
Parks and Recreational Facilities, Public or Private	99

EXHIBIT B-2
PERMITTED USES
Telfair West Commercial District

USES	SIC CODE
NOTES:	
<ol style="list-style-type: none">1. Hotels limited to full service or select service, per Development Code, Chapter 2, Article XIV, and Chapter 10 – Definitions.2. Conditions for Dry Cleaners (SIC 7212):<ol style="list-style-type: none">a. No more than one in Planned Development.b. Rear doors must be screened by masonry walls that are a minimum of 6 feet in height.3. Conditions for Elementary and Secondary Schools (SIC 8211) and Child Day Care Services (SIC 8351):<ol style="list-style-type: none">a. Shall be developed in accordance with an approved traffic circulation plan and traffic study to include on-site queuing.b. Must provide dedicated outside or inside recreational areas, and shall not retrofit parking lots for recreational areas.c. No more than one school or one child day care center in Planned Development.4. Conditions for New and Used Car Dealers (SIC 5511):<ol style="list-style-type: none">a. No more than one permitted in the Planned Development with a maximum size of 6 acres.b. New car sales shall be the primary use; used care sales shall be a secondary use.c. Maximum site frontage of 750 feet on U.S. Highway 59 with no frontage on Telfair Avenue or University Boulevard.d. Minimum 20% of paving for parking lots, driveways and other vehicle use ares shall be a decorative concrete surface or interlocking pavers supported by a 6-inch reinforced concrete tray and a sub-grade per City design standards.e. All shade trees shall have a minimum 4-inch caliper and a minimum 10-foot height as measured at ground level when planted.f. Additional conditions may be imposed with the Final Development Plan.	

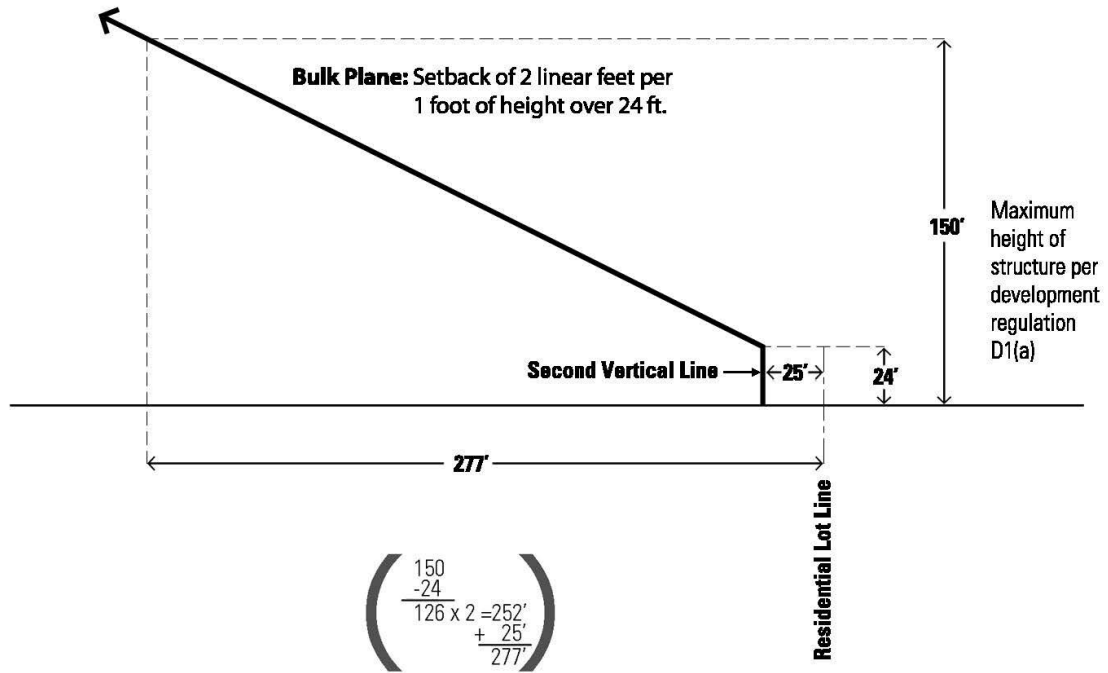


Exhibit B-3: Bulk Plane Diagram

Telfair West Commercial District

T B G

EXHIBIT B-4
PLANT LIST for TELFAIR WEST COMMERCIAL DISTRICT

The following is a list of plant materials. If the property owner requests plants that are not contained in this list, the Planning Director may approve them if they are determined to be similarly hardy.

Shade Trees

Bald Cypress – *Taxodium distichum*
Bosque Elm – *Ulmus parvifolia* ‘Bosque’
Bur Oak – *Quercus macrocarpa*
Cedar Elm – *Ulmus crassifolia*
Drake Elm – *Ulmus parvifolia* ‘Drake’
Live Oak – *Quercus virginiana*
Shumard Oak – *Quercus shumardii*
Magnolia – *Magnolia* sp.
Monterrey Oak – *Quercus polymorpha*
Pecan – *Carya illinoensis*
Sweetgum – *Liquidambar styraciflua*
Water Oak – *Quercus nigra*

Ornamental Trees

American Holly – *Ilex opaca*
Bradford Pear – *Pyrus calleryana* ‘Bradford’
Crape Myrtle – *Lagerstroemia* sp.
Redbud – *Cercis canadensis*
Yaupon Holly – *Ilex vomitoria*
Evergreen Chinese Elm – *Ulmus parvifolia*

Shrubs for Screening and Buffering

Hollies – *Hollies* sp.
Magnolia – *Magnolia* sp.
Oleander – *Oleander* sp.
Pittosporum – *Pittosporum tobira*
Southern Wax Myrtle – *Myrica cerifera*
Texas Silverleaf Sage – *Leucophyllum* sp.

Shrubs as a Single Specimen or for Mass Plantings

Azalea – *Rhododendron* sp.
Abelia – *Abelia x grandiflora*
Barberry – *Berberis thunbergii* ‘atropurpurea’
Butterfly Iris – *Iris grandiflora*
Dwarf Wax Myrtle – *Myrica cerifera* var. *pumila*
Dwarf Pittosporum – *Pittosporum tobira wheeleri*
Fatsia – *Fatsia japonica*
Fringe Flower – *Loropetalum chinense*
Hollies – *Hollies* sp.
Indian Hawthorne – *Raphiolepis indica*
Muhly Grass – *Muhlenbergia* sp.
Nandina – *Nandina* sp.

Shrubs - continued

Pigmy Date Palm – *Phoenix roebelenii*
Pindo Palm – *Butia capitata*
Rosemary – *Rosmarinus officinalis*
Sago Palm – *Cycas revoluta*
Variegated Pittosporum – *Pittosporum tobira variegata*

Vines

Algerian Ivy – *Hedera canariensis*
Carolina Jessamine – *Gelsemium sempervirens*
Climbing Fig – *Ficus pumila*
Confederate Star Jasmine – *Trachelospermum jasminoides*
English Ivy – *Hedera helix*
Honeysuckle – *Lonicera sp.*
Trumpet Creeper – *Campsis radicans*
Wisteria – *Wisteria sp.*

Groundcovers

Ajuga – *Ajuga reptans*
Algerian Ivy – *Hedera canariensis*
Asian Jasmine – *Trachelospermum asiaticum*
Boston Fern – *Nephrolepis exaltata*
Daylily – *Hemerocallis sp.*
English Ivy – *Hedera helix*
Holly Fern – *Cyrtomium falcatum*
Honeysuckle – *Lonicera sp.*
Katie Ruellia – *Ruellia brittoniana 'Katie'*
Knockout Rose – *Rosa sp.*
Lamb's Ear – *Stachys byzantina*
Liriope/Variegated Liriope – *Liriope muscari/'variegata'*
Monkey Grass – *Ophiopogon japonica*
New Gold Lantana – *Lantana sp.*
Society Garlic – *Tulbaghia violacea*
Wood Fern – *Dryopteris sp.*

-
- Legend:**
- Proposed 6' Sidewalk
 - Existing 6' Sidewalk
 - Proposed 10' Sidepath
 - Crosswalk
 - Public Plaza per Exhibit B, Section F.5
 - Pedestrian Walkway
 - Vehicular Access
- Map Labels:**
- Telfair Avenue
 - Addison Avenue
 - University Boulevard
 - U.S. Highway 59
 - Frontage Road
 - Exit Ramp
 - Harmon
 - Tarrington
 - Proposed 10' Sidepath
 - Proposed 6' Sidewalk
 - Existing 6' Sidewalk
 - Proposed Shared Access Drive with Pedestrian Walkway
 - Proposed Shared Access Ring Road
 - Pedestrian Access Easement (14' Min. Width)
 - Pedestrian walkway may be located along either side of drive.
 - Internal pedestrian walkways shall be provided per Section F.9.
 - (Approximate location)
 - Telfair West Business District
- Scale:** 0 50' 100' 200' 400'
- North Arrow:** NORTH

Telfair West Commercial District

-  Proposed 6' Sidewalk
-  Existing 6' Sidewalk
-  Proposed 10' Sidepath
-  Crosswalk
-  Public Plaza per Exhibit B, Section F.5
-  Pedestrian Walkway
-  Vehicular Access

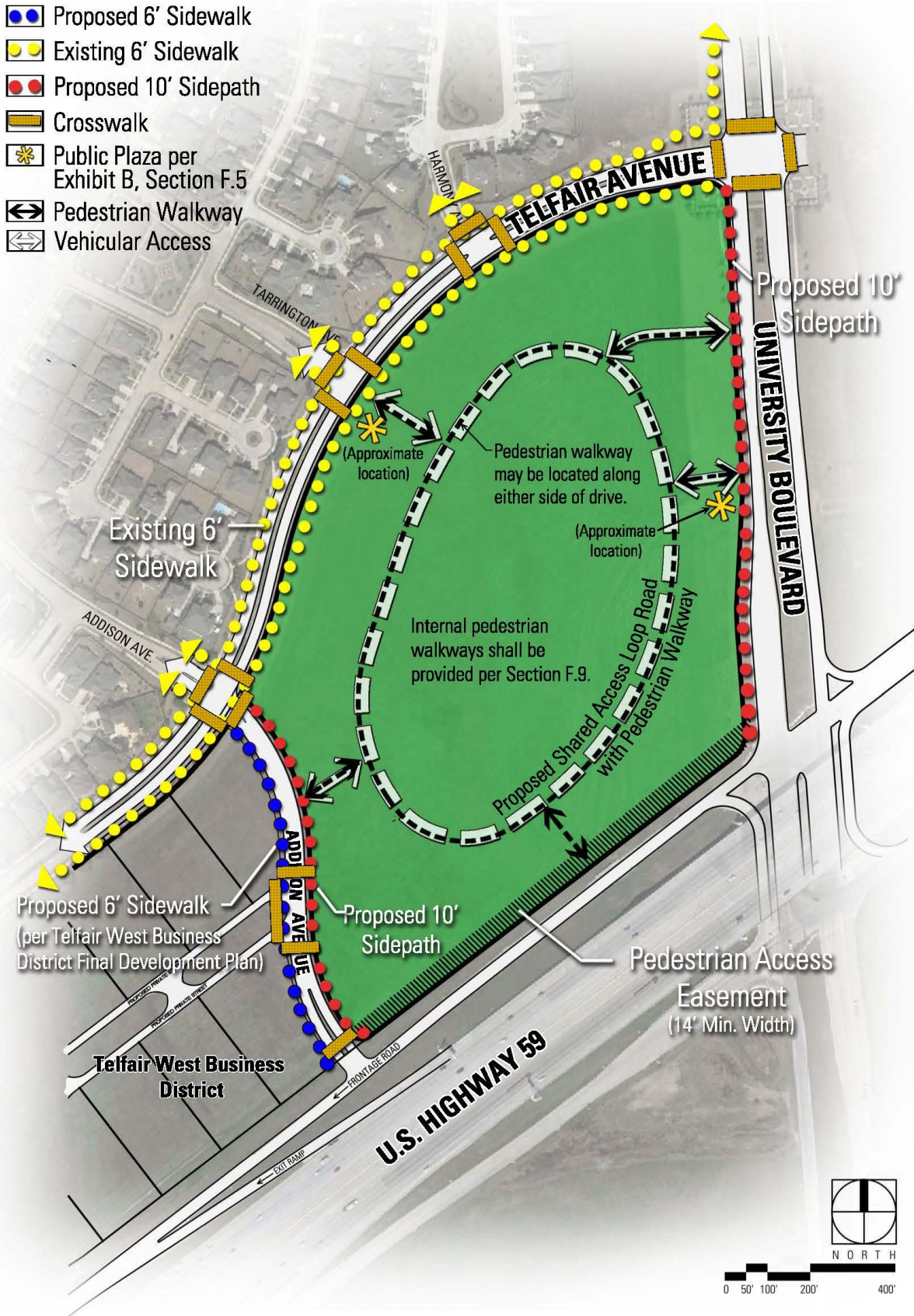
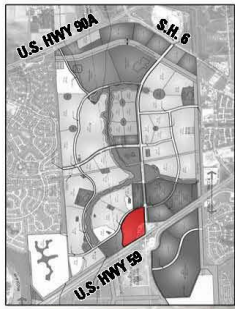


Exhibit B-5b: Pedestrian Circulation Plan (Option B)



Vicinity Map

